



TOWN OF MILLVILLE

Planning & Zoning (P&Z) Commission Meeting Minutes February 9, 2023@ 7:00 p.m.

1. **Call Meeting to Order:** P&Z Chairman Pat Plocek called the meeting to order at 7:00 p.m. with the Pledge of Allegiance. **Present:** Commissioner Michael Burgo; Commissioner Marshall Gevinson; Commissioner Cathy Scheck and Commissioner Tim Roe; Town Clerk Wendy Mardini; and GMB Representative Andrew Lyons, Jr. Town Manager Debbie Botchie appeared by phone.

2. **Approval of Meeting Minutes**

- A. **December 8, 2022, Planning & Zoning Meeting Minutes**

A motion by Commissioner Tim Roe to accept the minutes was made. The motion was seconded by Chairman Pat Plocek. Motion carried 5-0.

3. **New Business**

- A. *Review a Concept Site Plan submitted by Plitko, LLC on behalf of Gulfstream Office, for an office located at 35477 Atlantic Ave, Tax Map Parcel 134-12.00-157.00.*

Mr. Rob Plitko of Plitko Engineering spoke on behalf of his client, Gulfstream Development. Mr. Plitko pointed out that they will utilize what is already on the property for parking and the building will be used for office space.

Mr. Andrew Lyons addressed the council. He started out by saying that this property is a pre-existing legally non-conforming site. There was some discussion regarding gravel and impervious coverage and applying for an easement.

A question was asked by Commissioner Cathy Scheck wanting to know if there was going to be a single business which Mr. Plitko said yes. Ms. Scheck confirmed that the minor issues are getting clearance from the property owners next door regarding impervious coverage and getting the easement. Commissioner Burgo asked if there were going to be any major changes to the building, to which Mr. Plitko answered no.

Commissioner Roe asked how many employees would be utilizing the building. Al Ruble a representative from Gulfstream Development advised that there would be 2 full-time employees and one part-time employee. Mr. Roe questioned him on storage. He said that the upper level will be used for storage, and it has been approved by the fire marshal. The offices would be on the first floor and the second floor will be used for the storage of files.

Mr. Burgo asked if there were any intentions of beautifying the front of the building with landscaping. He was told that there were things that they could do to the front of the building to spruce it up a bit. Mr. Roe also wanted to know if this could be a historic building. Ms. Botchie advised that there were too many changes to the building therefore it could not be on the historic register.

B. Review Millville by the Sea Seagull Village amendment to the Approved Subdivision Plat Plan.

Commissioners Tim Roe and Cathy Scheck recused themselves at this time.

Mr. Rod Hart represents Ardent Companies, who are the owners of Millville by the Sea development. Mr. Hart explained that there is a request to amend what is known as Seagull Village or Village 2. He went on to say this is a small change to the record plan. The change is to simply shift these specific townhomes 23 feet to the south. There will be no change in units, no change in lot size, just shifting it 23 feet. The reason for the change is because there was an error in the CAD files and property overlay and we found out that the 23 feet being referred to was owned by Summerwind Village HOA and we don't own the property. Mr. Hart advised that you can't click Title to transfer it to a builder to start developing. The only other change that Mr. Hart pointed out is the walking path will now come on the south side of the tax ditch.

Andrew Lyons gave an opinion as to the change. He said that the only other slight change that is on the plan is Lot 947 is reduced to allow for the walking path. The lot is reduced 92 square feet, not having an impact that lot size.

Commissioner Mike Burgo made a motion to recommend approval of the Millville by the Sea, Seagull Village amendment to the Approved Subdivision Plat Plan. The motion was seconded by Commissioner Gevinson. Motion carried 3-0- 2 abstentions.

4. **Announcement of next meeting:** March 9, 2023.
5. **Adjournment:** *Commissioner Gevinson made a motion to adjourn at 7:25 p.m. Commissioner Scheck seconded the motion. The motion carried 5-0.*

Respectfully submitted,

Wendy Mardini
Town Clerk